

MILFORD PLANNING BOARD PUBLIC HEARING
January 5, 2016 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Chris Beer, Chairman
Tim Finan
Janet Langell
Judy Plant
Doug Knott, Alternate member
Kevin Federico, BOS representative

Staff:

Lincoln Daley, Community Development Director
Shirley Wilson, Recording Secretary
David Bosquet, Videographer

Susan Robinson, Alternate member
Jacob Lafontaine, Prospective alternate member

Excused:

Paul Amato

Chairman Beer called the meeting to order at 6:30PM, introduced the Board members and explained the ground rules for the public hearing.

PUBLIC HEARING:

In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing on Tuesday January 5, 2016 and January 19, 2016 beginning at 6:30pm in the Board of Selectmen's meeting room at the Town Hall. The purpose of the public hearing is to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:

- A. Revisions to Article X, Administrative Relief, Section 10.02.3.A.3 to further clarify the Special Exception criteria relative to the calculation and maximum permitted size of a home occupation. The amendments also seek to revise Article IV Definitions, Section 4.01.0 Purpose by adding a new definition for the term, Floor Area, Gross.
- B. Revisions to Article IV Definitions, Section 4.01.0 Purpose relative to the definition for Accessory Dwelling Units. The amendments also seek to revise Article X Administrative Relief, Section 10.02.6.A.1.c relative to the calculation and maximum permitted size of an accessory dwelling unit.

Chairman Beer read the notice of hearing into the record and then read the proposed revisions:

10.02.3:A.3

4.01.0 *Floor Area, Gross*

4.01.0 *Accessory Dwelling Units (ADU)*

10.02.6:A.1.c

J. Langdell stated that these proposed changes were suggested by the ZBA to help with their administration of the Zoning Ordinance to provide clearer, more objective standardized language. She also noted that the revision for an ADU will not the change size but will clarify the area. Given the new definition of Floor Area, Gross would a porch area now be included in the 700SF? L. Daley replied that it would not be included, unless it's enclosed. D. Knott referenced the first sentence of the definition *...within the inside perimeter of the exterior walls of the building* and said that a porch is not an exterior wall. L. Daley agreed with that interpretation. J. Langdell inquired why the second line would be included. L. Daley explained that it was meant to include the interior perimeter of the building itself and he will get clarification on the interpretation from the building department. The definition was taken directly from the IBC book.

Chairman Beer opened the discussion to the public; there being none, the public portion of the meeting was closed.

L. Daley explained that Article II includes a definition for Gross Floor Area and in the instance that this article does not pass by town vote, Article III, which also references Gross Floor Area, would be left without a definition. He recommended that Article III be modified to include that same language and be tabled to the

1/19/16 as we have already advertised for a public hearing meeting. A brief discussion followed on whether there was substantive change. C. Beer added that this would give staff time to get clarification of *surrounding exterior walls* and both articles could be tabled.

J. Langdell made a motion to table the proposed amendments to Warrant Article II and Article III the January 19, 2016 meeting. J. Plant seconded and all in favor.

PRESENTATION:

Chairman Beer recognized:

Audrey Fraizer, Conservation Commission Chair

Chris Costantino, Conservation Commission

Andy Hughes, Conservation Commission

Sara & Chris Brown, land owners

A Fraizer presented warrant article #32, at the recommendation of the Board of Selectmen. It proposes to give access through the open space land of Falcon Ridge for a driveway to the Brown's property in exchange for an eight (8) acre conservation easement on the back of Map 3 Lot 6. She described the twenty-five (25) ft strip of open space between lots 3/5-5 and 3/5-6 that are already built. Both abutters have been spoken to and are OK with this proposal. This driveway will allow the Brown's to access their land without interrupting North River Rd. She also explained that the open space is part of a charitable trust which has to go through the Attorney General's office and the first requirement is public benefit. In this case, the benefit will be that additional open space will be preserved and there will be a trail across that property. There are some wetlands on the additional open space but there is also upland on the Lyndeborough border that would support wetlands species. C. Brown added that less than 30% of the eight (8) acres is wet.

J. Langdell said this seems to be a real win/win situation, especially looking at where this property comes down to North River Rd. It wouldn't seem beneficial to the public to have a steep driveway exiting into that point on North River Rd and the Town is getting a much greater benefit by giving up a small amount of open space in the development for an eight (8) acre easement. A. Fraizer added that the access easement would only be for non-motorized vehicles.

K. Federico noted that the need for hazardous chemicals for winter maintenance would be lessened without the steep driveway onto North River Rd and with the river close by. He also stated that the Selectmen voted 5-0-0 in support of this warrant article, so support from this Board would keep the momentum going into voting season. J. Langdell added that this keeps to the spirit of several RSA's pertinent to land transfers.

L. Daley stated that staff has met with the owners and the Conservation Commission and is in support of the warrant article.

Chairman Beer opened the discussion to the public; there being none, the public portion of the meeting was closed.

J. Langdell made a motion that the Planning Board supports this warrant article. D. Knott seconded and all in favor.

The meeting was adjourned at 6:50PM.

MINUTES OF THE JANUARY 5, 2016 PLANNING BOARD PUBLIC HEARING APPROVED JAN 19, 2016

Motion to approve: K. Federico

Motion to second: J. Langdell